

18-7971

Send tax notice to: Shannon L. Gainer, 107 Amy Lane, Helena, AL 35080

This instrument was prepared by:

Nedra M. Garrett, Attorney
South Oak Title, LLC
2870 Old Rocky Ridge Road, Suite 160
Birmingham, AL 35243

20180802000274760
08/02/2018 09:51:08 AM
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seventeen Thousand Nine Hundred and No/100 (\$117,900.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we**

Linda Ann Andrews, a single woman, whose mailing address is:

1385 Swan Drive, Bessemer, AL 35022

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Shannon L. Gainer, whose mailing address is:

107 Amy Lane, Helena, AL 35080

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 107 Amy Lane, Helena, AL 35080, to-wit**

Lot 4, according to the Survey of Final Plat Somerset, Phase 2, as recorded in Map Book 32, Page 142, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 3/ day of July 2018.

Linda Ann Andrews
Linda Ann Andrews

STATE OF ALABAMA
COUNTY OF JEFFERSON

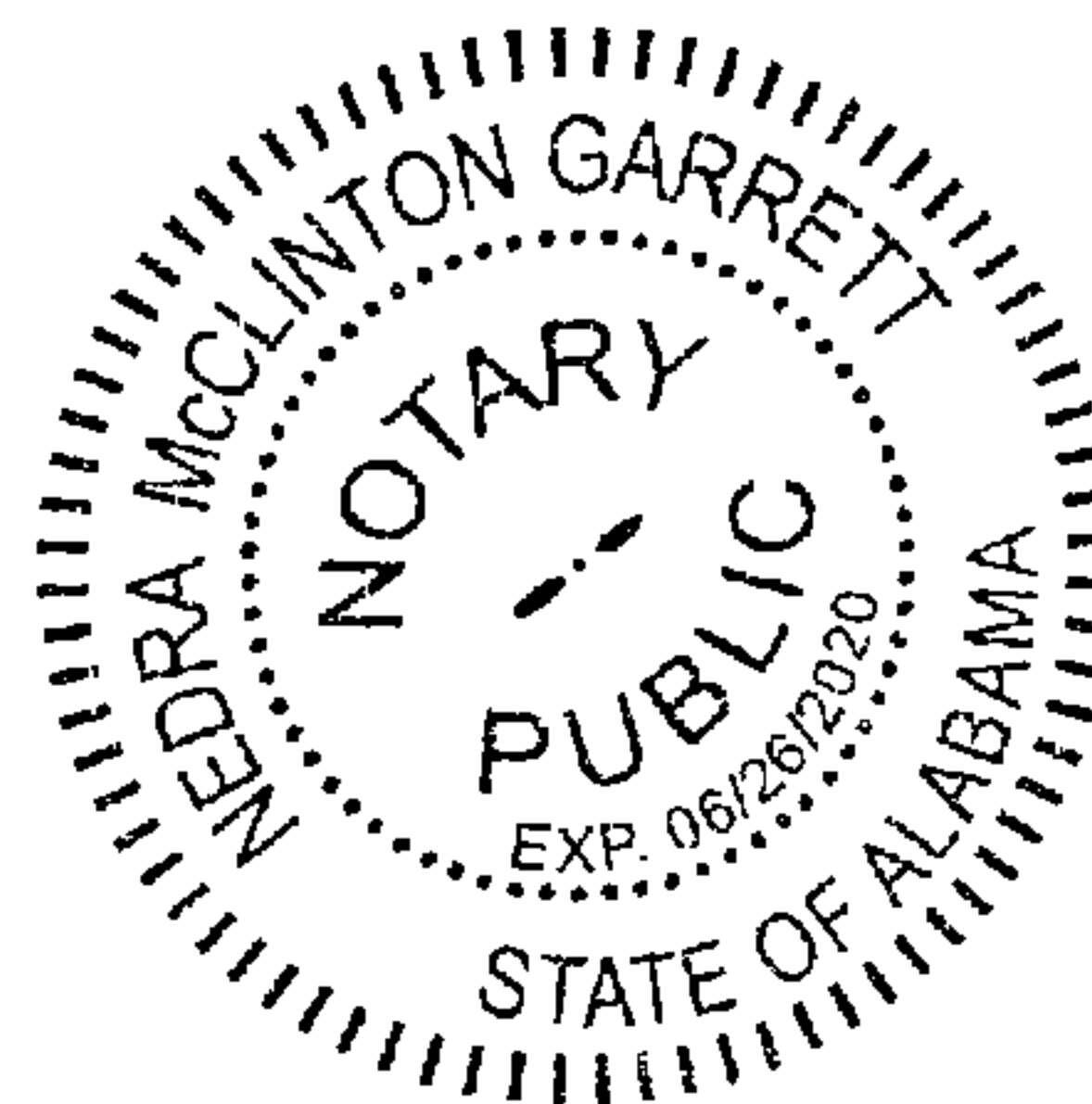
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Linda Ann Andrews**, a single woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of this conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3/ day of July 2018.

Nedra McClinton Garrett

NOTARY PUBLIC

My Commission expires: 6/26/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/02/2018 09:51:08 AM
\$136.00 CHARITY
20180802000274760

James W. Fuhrmeister